



# City of Carmel

## CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE AGENDA

**TUESDAY, SEPTEMBER 5, 2006**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**The Special Studies Committee will meet to consider the following items:**

- 1. Docket No. 06060007 ADLS Amend: Manor Care at Summer Trace – Signage  
CONT TO OCT 3**  
The applicant seeks approval for a two new signs.  
The site is located at 12999 Pennsylvania St and is zoned OM/MF.  
Filed by Brandon Reinoehl for Site Enhancement Services, Inc.
- 2. Docket No. 06060018 DP Amend: Village Center/Peripheral Retail-VOWC**  
The applicant seeks to modify the existing site plan and Development Requirements for the Village of West Clay—Village Center and Peripheral Retail Area.  
The site is located at Towne Road and 131<sup>st</sup> Street, and is zoned PUD.  
Filed by Keith Lash of Brenwick TND Communities, LLC.
- 3. Docket No. 06070007 DP/ADLS: 122<sup>nd</sup> & Penn Development.**  
The applicant seeks to construct two, 3-story office buildings, out of three proposed buildings total, on a 27.41-acre office park.  
The site is located at the northeast corner of 122<sup>nd</sup> Street and Pennsylvania Street, and is currently zoned R1 and M3, with a B3 rezone request pending.  
Filed by Paul Reis of Bose McKinney & Evans, LLP for Panattoni Development, LLC

- 4. Docket No. 06070019 ADLS Amend: Sky Bank – Signage**  
The applicant seeks approval for two new signs.  
The site is located at 3675 W 106th St and is zoned B-5.  
Filed by Tony George for the Sign Craft Industries.
- 5. Docket No. 06080029 ADLS Amend: Public Storage – Signage**  
The applicant seeks approval for a new wall and ground sign.  
The site is located at 1099 Range Line Rd and is zoned B-3.  
Filed by Amanda Gates for Sign Craft Industries.
- 6. Docket No. 06080006 ADLS Amend: Opus Landmark @ Meridian Phase II**  
The applicant seeks approval for the construction of a 124,215-square foot, four-story office building in an existing office park.  
The site is located at 10333 North Meridian Street and is zoned B2.  
Filed by Steve Foster of Opus North.
- 7. Docket No. 06050001 Z: Legacy/East Carmel PUD Rezone**  
The applicant seeks to rezone 509.234 acres from S-1 to Planned Unit Development for the purpose of creating a primarily residential, mixed-use development.  
The site is located north of 126<sup>th</sup> Street, south of 146<sup>th</sup> Street, and on either side of River Road. Filed by Steve Pittman and Paul Rioux of Pittman Properties.
- 8. Docket No. 06080013 ADLS Coastal Corporate Center – Signage**  
The applicant seeks approval for a new sign package.  
The site is located at 10439 Commerce Dr and is zoned B-5.  
Filed by Doug Staley Jr. from Staley Signs.
- 9. Docket No. 06080016 ADLS Amend: The Centre CVS – Signage**  
The applicant seeks approval for a new wall sign.  
The site is located at 1390 S Range Line Rd.  
Filed by Nancy Long for A-1 Expeditors.
- 10. Docket No. 06080017 ADLS Amend: Ingersoll Rand – Signage**  
The applicant seeks approval for a new wall and ground sign.  
The site is located at 11835 Pennsylvania Rd and is zoned B-2.  
Filed by Craig Carpenter for Atlas Sign Company.
- 11. Docket No. 06080019 ADLS Amend: Club Canine – Signage**  
The applicant seeks approval for a new wall sign.  
The site is located at 457 3rd Ave SW and is zoned I-1.  
Filed by Kera Slowitsky for Club Canine LLC.

- 12. Docket No. 06080020 ADLS Amend: Parkwood Crossing Cingular Wireless – Signage**  
The applicant seeks approval for a new wall sign.  
The site is located at 900 E 96th St and is zoned PUD  
Filed by Blaine Paul for Duke Realty Limited Partnership.
- 13. Docket No. 06080028 ADLS Amend: Carmel Woods – Signage  
CONT. TO OCT. 3**  
The applicant seeks approval for a new ground sign.  
The site is located 1010 Clubhouse Ct. and is zoned B-3.  
Filed by Thomas Langdon from Quilfire Sign and Graphic Inc.
- 14. Docket No. 06080031 ADLS Amend: Ed Martin – Signage**  
The applicant seeks approval for an additional wall sign and a change to the existing ground sign.  
The site is located at 9896 N Michigan Rd and is zoned I-1.  
Filed by Thomas Ely, Jr. for The Sign Group, Inc.
- 15. Docket No. 06080033 ADLS Amend: Hunter’s Quest – Lighting, Landscaping, and Signage**  
The applicant seeks approval for alterations to the landscaping, lighting, and signage.  
The site is located at 104 E. Carmel Drive and is zoned B8 within the Range Line Road / Carmel Drive Overlay.  
Filed by David Fineberg for the Fineberg Group, LLC.